3-2N-28 LOT 11
IN OR 1216/1716
EX R/W OR 133/196 & OR 258/186

ABUNDANT LIFE CHRISTIAN CHURCH
PO BOX 16231
FERNANDINA BEACH, FL 32035

2024

00-00-30-044A-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,359,000
TOTAL MARKET VALUE		1,359,000
SOH/AGL Deduction		900,763
ASSESSED VALUE		458,237
TOTAL EXEMPTION VALUE	02	458,237
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,359,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,132,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/1716	3/19/2004	WD	U	V	07	100
GRANTOR: TRINGALI ANGELO						
GRANTEE: ABUNDANT LIFE CHRIS						
0837/1330	6/15/1998	WD	U	V	06	0
GRANTOR: OWENS JOHN F TRUSTEE						
GRANTEE: ABUNDANT LIFE CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0006	RSF-2	0.00	0.00	4.53	AC		1.00	1.00	1.00	300,000.00	300,000.00	1,359,000							

REVIEW DATE 03/14/2024 BY MLU Total Acres: 4.53 Total Land Value: 1,359,000 Market: 0 Agricultural: 0 Common: 1,359,000 PRINTED 08/06/2024 BY SYS